

West Road, Fenham, Newcastle upon Tyne NE5 2ER

# Offers Over: £160,000

Available for sale is this end terraced house located in the popular area of Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, three bedrooms and a bathroom. Externally, there is a small town garden to the front, and yard to the rear with a dropped kerb providing potential for off street parking. The property also benefits from a cellar area, accessed from the kitchen.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B EPC Rating: C





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**End Terraced House** 

Cellar

**Three Bedrooms** 

**Rear Yard with Potential for Parking** 

For any more information regarding the property please contact us today

# **Hallway**

Stairs to first floor landing. Cloakroom. Radiator.

Lounge 17' 8" into bay x 11' 10" max (5.38m x 3.60m)

Double glazed bay window to the front. Coving. Radiator.

# Kitchen 14' 10" x 18' 9" (4.52m x 5.71m)

Two double glazed windows to the rear. Sink/drainer. Gas hob. Extractor hood. Electric oven. Plumbed for washing machine. High gloss units. Storage cupboard. Radiator.

# **First Floor Landing**

### **Bedroom One**

**18' 0'' into bay x 11' 0'' into wardrobe (5.48m x 3.35m)**Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 10' 5" max x 13' 11" (3.17m x 4.24m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 11" x 7' 3" (3.02m x 2.21m)
Double glazed window to the front. Radiator.

# Bathroom 7' 10" x 7' 9" (2.39m x 2.36m)

Two frosted double glazed windows to the rear. Shower cubicle. Free standing bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

## External

Small town garden to the front. Yard to the rear. Access to cellar. Dropped kerb with potential for off street parking.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No Parking: Potential for a driveway.

The property benefits from double glazing throughout.

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **RESTRICTIONS AND RIGHTS**

Listed? No

Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### **TENURE**

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

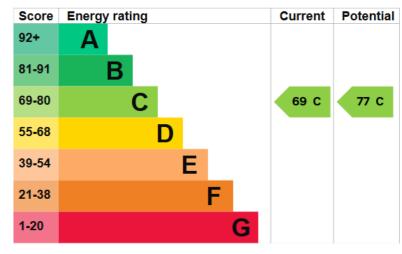
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



